169.0	0003	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	722,000 / 722,000
					USE VALUE:	722,000 / 722,000
					ASSESSED:	722,000 / 722,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHEMELLI WILLIAM J/MARY ANN
Owner 2:	
Owner 3:	
Street 1:	81 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ZONA JOSEPH J -
Owner 2:	ZONA MEREDITH S -
Street 1:	81 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,388 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1845 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6388.000	293,900		428,100	722,000
Total Card	0.147	293,900		428,100	722,000
Total Parcel	0.147	293,900		428,100	722,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.33 | /Parcel: 391.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	111863
GIS Ref	
GIS Ref	
Insp Date	07/28/18

!13057!

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0003-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	293,900	0	6,388.	428,100	722,000	722,000	Year End Roll	12/18/2019
2019	101	FV	235,200	0	6,388.	428,100	663,300	663,300	Year End Roll	1/3/2019
2018	101	FV	239,100	0	6,388.	360,900	600,000	600,000	Year End Roll	12/20/2017
2017	101	FV	239,100	0	6,388.	330,300	569,400	569,400	Year End Roll	1/3/2017
2016	101	FV	239,100	0	6,388.	281,400	520,500	520,500	Year End	1/4/2016
2015	101	FV	225,100	0	6,388.	244,700	469,800	469,800	Year End Roll	12/11/2014
2014	101	FV	225,100	0	6,388.	226,300	451,400	451,400	Year End Roll	12/16/2013
2013	101	FV	225,100	0	6,388.	215,300	440,400	440,400		12/13/2012

PRINT

Date	Time
12/11/20	03:04:05

LAST REV

Date	Time
08/09/18	17:17:26
apro	
13057	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZONA JOSEPH J	48935-31		2/1/2007		461,500	No	No		
	13783-603		9/1/1979		73,750	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2016	574	New Wind	6,350					new windows
6/7/2013	82-	Manual	2,148					
3/26/2006	138	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2018	Inspected	HS	Hanne S
6/14/2018	MEAS&NOTICE	BS	Barbara S
3/10/2009	Inspected	189	PATRIOT
12/8/2008	Measured	294	PATRIOT
12/3/2008	MLS	MM	Mary M
5/16/2007	MLS	HC	Helen Chinal
3/4/2000	Inspected	263	PATRIOT
12/13/1999	Measured	243	PATRIOT
12/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	111863
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6388		Sq. Ft.	Site		0	70.	0.96	7									428,147						428,100	

Total AC/HA: 0.14665 | Total SF/SM: 6388 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 428,147 | Spl Credit | Total: 428,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	30	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.31666660
Const Adj.:	0.99297005
Adj $ / SQ:	137.278
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361021
Depreciation:	67150
Depreciated Total:	293871

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	M
Totals			
1	6	4	

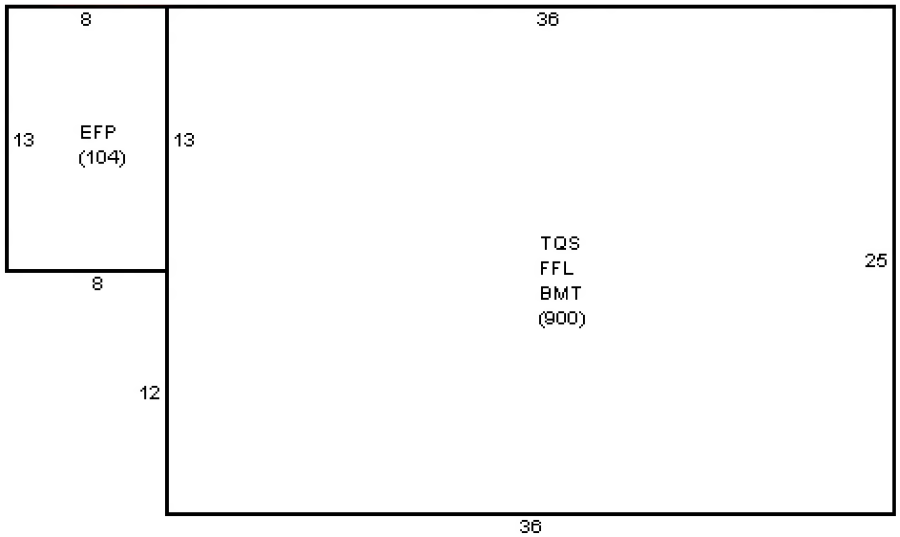
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.28
Special Features:	0	Val/Su Net:	113.96
Final Total:	293900	Val/Su SzAd	186.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	900	49.210	44,293
FFL	First Floor	900	137.280	123,550
TQS	3/4 Story	675	137.280	92,663
EFP	Enclos Porch	104	53.030	5,515

Net Sketched Area:	2,579		Total:	266,021	
Size Ad	1575	Gross Are	2804	FinArea	1845

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

169.0-0003-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	